



## GROVE COTTAGE FARM

YORK, YO26 7NN

£825,000  
FREEHOLD

Monroe is thrilled to present this remarkable character cottage, featuring four bedrooms and two bathrooms, nestled amidst beautiful private gardens and a paddock spanning just over an acre.

MONROE

SELLERS OF THE FINEST HOMES

# GROVE COTTAGE FARM

- Cottage • Full Of character • 2209 Sqft • Four Bedrooms • Two Bathrooms • Utility • Outbuilding With Lots of Potential • Beautiful Gardens • Paddock • Village Setting



Step into a spacious kitchen, perfect for gatherings, complete with an inviting AGA. The downstairs formal living room radiates warmth with its feature fireplace and beams that create an airy ambience. The dining room is tailored for entertaining, with an external door onto the front patio space. The downstairs is further enhanced by the convenience of an office, utility room, walk-in pantry and a guest WC.

Upstairs, the principal suite is a sanctuary of space, boasting fitted wardrobes and a modern En Suite with a separate bath and shower. Three additional generously sized bedrooms and a well-equipped modern house bathroom with both a separate shower and bath complete this level.

Externally, the property boasts a welcoming front garden and driveway, along with a large, secluded rear garden featuring a patio, abundant with trees, shrubs, and flowers, all complemented by a versatile outbuilding. The added advantage of a paddock further enhances the appeal and in addition, there is ample space to add a garage or stables to suit.

The outbuilding, currently a store, holds incredible potential as a quiet office/work area, a games room or a home gym. With a touch of creativity, it could seamlessly transform into a charming annexe for rental income or even be extended to enhance the main house. Endless possibilities await with the right

planning permissions.

This home is in a quiet and private location at the centre of the village in a no-through lane. It shines with stunning, well-maintained features and the love it has received over the years. Don't miss the opportunity to experience its charm for yourself. To arrange your viewing, please get in touch with us today at Monroe Boston Spa.

## ENVIRONS

The property is ideally situated in the heart of the exclusive village of Bilton-in-Ainsty, which is designated as a Conservation Area. This charming village remains unspoiled and features a fantastic local pub. It primarily consists of individual homes that appeal to discerning buyers seeking tranquillity while still being accessible to the commercial centres of Leeds, York, and Harrogate, all of which are within driving distance.

Nearby, the market town of Wetherby offers a wide range of top-notch amenities and provides convenient access to major road networks, including the A1/M1 link, A64, and M62.

Of particular interest to families, the property falls within the catchment area for both King James School in Knaresborough and Tadcaster Grammar School.



Additionally, it is within easy reach of St. Peter's, Bootham, and The Mount in York, as well as Leeds Grammar School.

#### REASONS TO BUY

- Chain Free
- Cottage
- Full of Character
- Superb Village
- Four Bedrooms & Two Modern Bathrooms
- Kitchen with Aga
- Spacious Throughout
- Private Mature Garden
- Outbuilding with potential to develop
- Potential to add Garage/Stables
- Paddock

#### SERVICES

We are advised that the property has mains water, electricity, drainage, and gas.

#### LOCAL AUTHORITY

North Yorkshire Council

#### TENURE

Chain Free

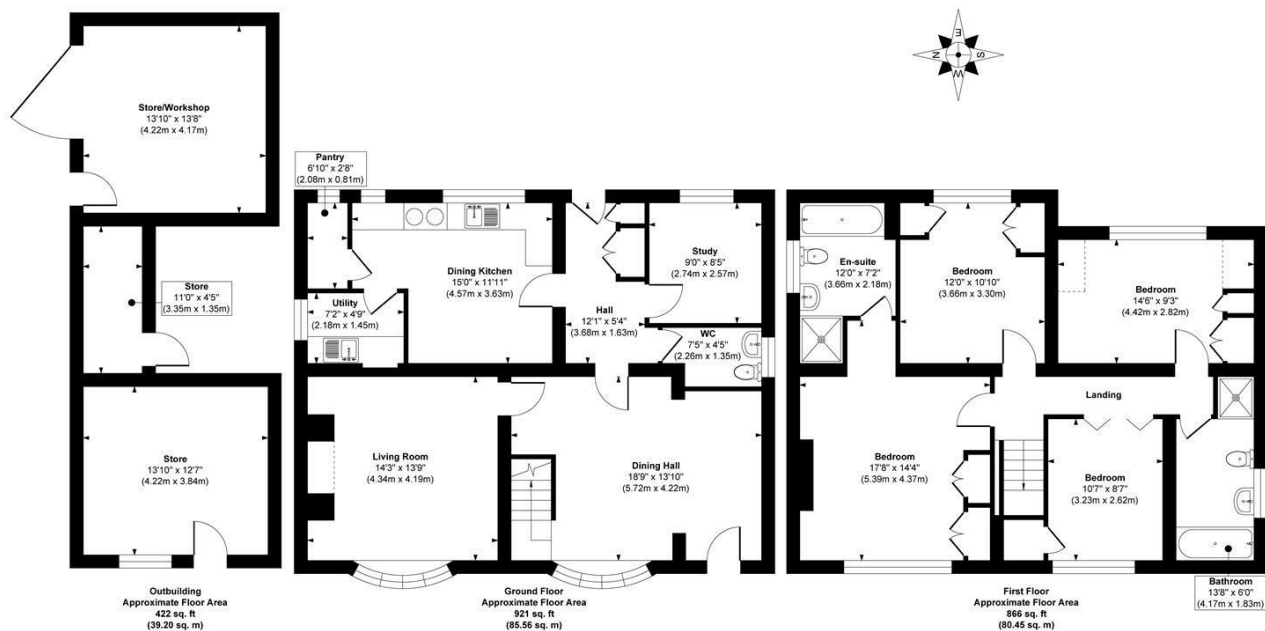
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## GROVE COTTAGE FARM





Approx. Gross Internal Floor Area 2209 sq. ft / 205.21 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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